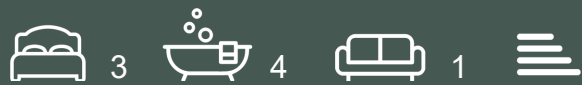




Merino Gardens 10th Floor, London Dock

£8,300



A stunning three-bedroom, four-bathroom apartment on the top floor in Merino Gardens, part of the London Dock Development, E1W.



CROWN
LUXURY HOMES

lettings@crownluxuryhomes.com
+44 2035 143482



- Massive Roof Terrace
 - Concierge
 - Residents' Spa
- Residents' Virtual Golf Room
- Excellent Transport Links

- Stunning Views of London
 - Residents' Gym
- Residents' Cinema Room
- Residents' Squash Court
 - 1668 sq ft.



The Property

This property is elegant and spacious, boasting 1668 sq ft. and situated on the top floor of the Merino Garden development.

As you enter the living, dining and kitchen area, you will notice the amount of natural light that floods in through the floor-to-ceiling windows. The apartment is furnished to a high standard featuring a large corner sofa which is comfortable and spacious. The dining table is large, but doesn't take up too much space due to the size of the living area.

In the kitchen area, we have beautiful dark colour tones with golden coloured fixtures making the kitchen truly pop. The kitchen has all of the usual integrated appliances to maximise space and functionality. The kitchen features a beautiful island which makes cooking fun and sociable.

The master bedroom features is of a good size and features integrated wardrobes and an ensuite bathroom. You can also access the terrace from the master bedroom, featuring stunning views of the City of London.

The other two bedrooms each feature ensuite bathrooms with lots of storage space. The bedrooms themselves are of a good size and offer lots of natural lighting from the floor-to-ceiling windows.

This apartment is not short of storage with lots of cupboard space in the hallway. There is also a separate room for doing your laundry with a sink, cupboards and a washer/dryer.

Last but not least, we have the terrace. This huge terrace can be accessed via the living area or the master bedroom. The terrace itself is enormous and offers panoramic views of the historical area of Wapping, as well as the City of London.

London Dock Development

Residents of London Dock enjoy access to an exceptional suite of five-star amenities designed to support a premium lifestyle. These include a stunning swimming pool with jacuzzi and sauna, a state-of-the-art gym featuring a squash court and studio space for classes, a luxurious cinema room, and even a virtual golf suite — all overseen by a 24-hour concierge. The beautifully landscaped gardens and fountain offer calm corners for outdoor relaxation, right in the heart of the city.

Transport links are outstanding, with Tower Hill (Circle & District Lines), Tower Gateway (DLR), and Wapping (Overground) stations all within walking distance, providing swift connections across London, including direct routes to the City, Canary Wharf, and London Bridge.

Whether you're seeking calm, convenience, or cutting-edge facilities, London Dock offers a unique opportunity to enjoy the very best of London living.

Additional Information

Heating/Hot Water Provider: Switch2

Council: Tower Hamlets, Band G

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

Local Council: Tower Hamlets
Council Tax Band: G

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

